

# OFFICE SPACE AVAILABLE FOR LEASE

## TEMPE PROFESSIONAL PLAZA

6101 S RURAL RD, TEMPE, AZ 85283

**BUILDING SIZE**

**±15,334 SF**



### Contact Us:

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.  
May 15, 2026 12:07 PM

 **COMMERCIAL PROPERTIES INC.**  
Locally Owned, Globally Connected, CORFAC  
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

# OFFICE SPACE AVAILABLE FOR LEASE

<b>Building</b>	15,334 SF
<b>Suite Sizes</b>	820 SF up to 2,888 SF
<b>Lease Rate</b>	\$19.50 PSF/YR Full Service
<b>Parking Ratio</b>	4.24/1,000
<b>Parcel</b>	301-91-457A
<b>Zoning</b>	RO



Prime Location with High Visibility



Accessible to US-60 & Major Freeways



Ample Parking Space for Tenants and visitors



Proximity to retail, restaurants, and shopping



Modern and Well-Maintained Building



## AVAILABILITY

SUITE #	LEASE RATE	SIZE
118	\$19.50/SF/YR Full Service	±720 SF

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# PROPERTY PHOTOS



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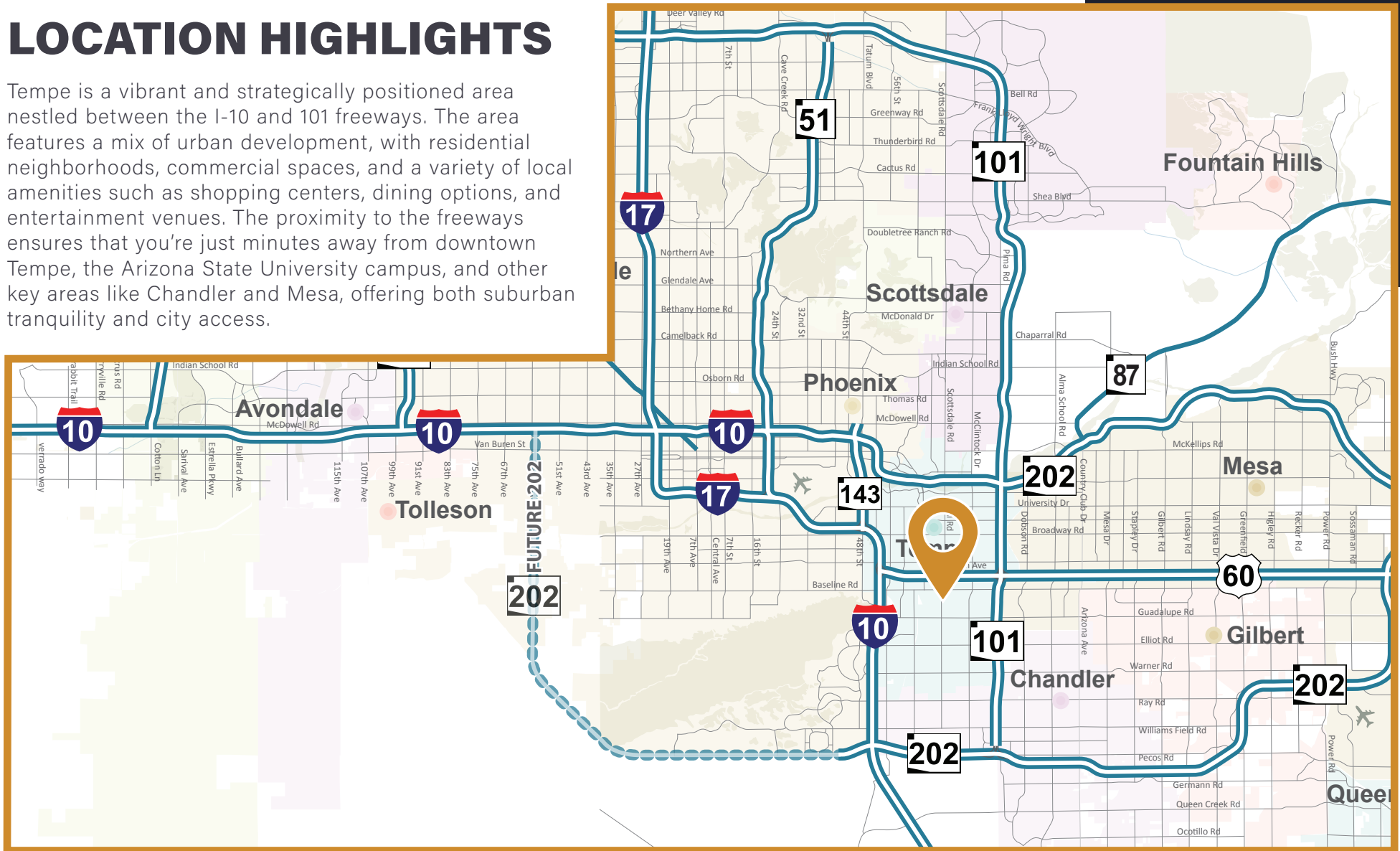
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May 26, 2026 11:31 AM

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# LOCATION HIGHLIGHTS

Tempe is a vibrant and strategically positioned area nestled between the I-10 and 101 freeways. The area features a mix of urban development, with residential neighborhoods, commercial spaces, and a variety of local amenities such as shopping centers, dining options, and entertainment venues. The proximity to the freeways ensures that you're just minutes away from downtown Tempe, the Arizona State University campus, and other key areas like Chandler and Mesa, offering both suburban tranquility and city access.



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